WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Eve Hearsey
FROM:	WSCC - Highways Authority
DATE:	15 September 2023
LOCATION:	4 Steepdown Road Sompting West Sussex BN15 0LJ
SUBJECT:	AWDM/1243/23 Change of use of garage to habitable room (home office)
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

I refer to your consultation in respect of the above planning application and would provide the following comments.

This proposal seeks to change the existing garage at 4 Steepdown Road, to a habitable room associated with the host dwelling. Steepdown Road is a D class road which adjoins Halewick Lane to the north of the A27 Sompting. The road is subject to 30mph speed restrictions. The LHA has checked the most recently supplied accident data for this area and can confirm that there have been no highways accidents or personal injury claims at the existing access point to flag an existing concern with the access arrangements at this property.

The proposal seeks to change the existing garage into a home office. From observation of the submitted plans, the existing garage does not meet current specifications for a garage in which to adequately serve a single average sized vehicle. Garages are expected to now measure 3m x 6m. The garage dimensions are currently 2.5m x 4.9m. Therefore this existing arrangement is not considered to be a viable parking space and does not currently count towards the existing parking provision.

On this basis the LHA considers that the proposal does not impact upon the parking arrangement currently in operation. The proposal would see a single additional habitable room in the dwelling. The existing number of habitable rooms is unknown however it is not considered that the home office would generate a material number of additional vehicular movements to the property. On street parking appears to be a practise along Steepdown Road which could be an option for overspill parking. The LHA are unaware of any existing parking capacity concerns in this area, therefore the LPA may wish to look at this as an amenity consideration.

Jodie Wilkes
West Sussex County Council – Planning Services